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CITY AND REGIONAL PLANNING CONSULTANTS

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## FOSTER CITY

A New Bayside Community  
On the San Francisco Peninsula

### REPORT ON PLANS FOR NEIGHBORHOODS TWO AND THREE

Prepared by Ruth + Krushkhov, City and Regional Planning Consultants to  
T. Jack Foster & Sons, builders of Foster City, California

July 1963





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Photograph of Foster City Model Courtesy of T. Jack Foster and Sons.







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## QUICK FACTS - FOSTER CITY

TOTAL ANTICIPATED POPULATION: 35,000 people.

EMPLOYMENT: 7,000 to 10,000 jobs in industry, commerce, services and schools.

POTENTIAL RETAIL SALES: \$20,000,000 annually.

ESTIMATED ASSESSED VALUATION, 1975: \$475,000,000.

### BREAKDOWN OF HOUSING

Single Family Homes	5,000
Town Houses	1,600
Town Apartments	1,000
Garden Apartments	2,000
High Rise Apartments	1,400
TOTAL Housing Units	11,000

### AREA (in acres)

Residential	1,360
Commercial	150
Industrial	310
Schools	180
Churches	40
Parks, Lagoons	230
Municipal	30
Streets	300
TOTAL	2,600





Foster City is a new town for 35,000 people now being built in San Mateo County 15 miles south of San Francisco on San Francisco Bay. It is a massive undertaking incorporating significant advances and innovations in planning, engineering, land reclamation, finance and special district legislation. The City's design concepts, high level of urban services, 15 year staged growth and profusion of amenities strike a new form of urban order.

Foster City's General Plan \* transforms a low-lying site (with strategic locational advantages) into a water oriented community of beauty and utility to include: serpentine lagoons, man made islands, waterfront parks, apartment towers, clustered homes, landscaped boulevards, a central townscape and variegated job complexes.

The City will abound with many promising features:

Nine residential neighborhoods with individual character are oriented to elementary schools, parks and walkways. Peripheral traffic arteries offset these living areas, both functionally and visually.

A wide range of housing types including high-rise towers, garden apartments with common greens, courtyard houses with sheltered atriums and distinctive single family dwellings, oriented to lagoons or to greenways. This housing array will accommodate the changing incomes and requirements of the average family seeking a rewarding place to live.

An elegant Town Center and civic center complex containing a harmonious mixture of office buildings set in handsome squares and arcades. Signs, fountains, trees and business street furniture will provide an urbane background for shopping, transacting business or civilized loafing. An elevated pedestrian boardwalk links the Town Center to a lakeside restaurant pavillion which would cantilever above a 70 acre lake and overlook a 14 acre city park.

A carefully considered system of community facilities with schools, parks, churches, clubs, institutions and neighborhood commercial sub-centers interlocked with residential areas.

A balanced relation of living and working areas provides opportunities for some 7,000 to 10,000 residents to be employed within the community or close to home. A modern industrial-office park of some 300 acres (plus an adequate reserve) will give the island a sound tax base, augmented by other revenue producing activities within the city.

An internal serpentine lagoon and archipelago of islands, peninsulas and inlets forming 13 miles of waterfront (excluding areas fronting on Belmont and Marina Lagoons and San Francisco Bay) and containing 230 acres of water for recreation and open space.

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\* San Mateo County amended its own General Plan and adopted, as a part thereof, the General Plan for Foster City on June 13, 1961.





## NEIGHBORHOODS 2 and 3 SUMMARY

AREA	Neighborhoods 2 and 3, comprising 523.9 acres
LOCATION	Northern part of Foster City, California
TOPOGRAPHY	Flat, filled land
POPULATION	7,800 people (2,500 families)
SINGLE FAMILY HOUSING	1,670 units in detached single-family and town houses
MULTIPLE FAMILY HOUSING	780 apartment units
PRICE RANGE OF HOUSE AND LOT	\$19,000 to \$35,000 and over
AVERAGE LOT SIZE	6,250 square feet per housing unit
LAND USES	Semi-balanced mix of housing, shopping, parks, schools and churches





## FOSTER CITY UNDER CONSTRUCTION

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Foster City's 2,600 acres are now being improved and built upon on the presently low-lying lands along the western shores of San Francisco Bay known as Brewer Island. The island is being filled with 18,000,000 cubic yards of sand dredged up from the Bay to add an average of five feet of sand to its present elevation.

At the time of this report, the dredge and fill operations for the areas known as "neighborhoods 1, 2, and 3" are reaching a terminal state of completion,\* and developed land is being prepared for sale and subdivision to large scale buyers. Model homes and duplexes in Neighborhood One are planned for completion in the fall of 1963. The neighborhoods have been planned in detail showing residential lots, public and private school sites, local parks, church sites, commercial centers, and multiple residential areas. Plans and reports will be issued at later dates for the remaining six neighborhoods as the land is prepared for development.

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\* Other improvements at this time include the completion of a handsome architecturally designed bridge over the Marina Lagoon which extends Hillsdale Boulevard in San Mateo into Foster City; all of the islands in the central lagoon adjacent to neighborhoods one, two and three; and the construction of the drainage pump and sewage treatment facilities at the utilities complex on Third Avenue.





## DESIGN OBJECTIVES

Design objectives exhibited in the neighborhoods (as in all of Foster City's residential areas) include:

1. The development of relatively private residential micro-neighborhood clusters providing peaceful and serene living environments.
2. Provision of distinctive types of marina living and housing types attuned to accommodation of the full life cycle for most of the population.
3. Access to a sufficient sweep of unobstructed park and pedestrian open area, with trees and landscaping, to provide the resident with a nearby useable outdoor living environment.
4. Direct automobile access to an ample parking space for each housing unit, without hazardous or unnecessary disruption to children, pedestrians, or public areas.
5. Provision of a full component of community facilities (schools, parks, shopping, echurches, etc.) for the resident population to insure convenient and comfortable living.





## DESCRIPTION OF NEIGHBORHOODS

Foster City neighborhoods one, two and three are located in the northeast part of the City adjacent to San Francisco Bay and the mouth of Belmont Lagoon. They form the city's outer periphery, and are crescent shaped due to the circular design of the northeast section of the city's General Plan.

The neighborhoods form one distinctive unit bordered on the northeast by the Bay and on the northwest by the Foster City central lagoon. The neighborhoods north of Seal Boulevard are not separated by any major arterials. They are also adjacent to the proposed regional park area and to the central lagoon.

Neighborhood one is located at the geographical center of Foster City. It is the first neighborhood in the program to be developed. Design innovations meet rigid FHA, County, and developer's requirements.\* The area is semi-circular in shape—a direct result of the curvilinear grand lagoon.

Foster City neighborhood two is a corner neighborhood in the immediate vicinity of the 19th Avenue interchange. It has a total area of 282.3 acres, and will contain a population of approximately 3,200 persons.

Foster City neighborhood three is just to the south of neighborhood two; its characteristics are similar except it is not influenced by the 19th Avenue interchange. Planned for approximately 4,600 people, it has a gross area of 242.4 acres.

Because of the interlocking character of neighborhoods two and three, they have been treated as one planning area. The analysis for each shares a common approach, and the design theme is extended throughout the area as one concept. Together they will contain 7,800 people at a net density of just over 8 housing units per acre.

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\* The design for Neighborhood One was carried out by Wilsey, Ham & Blair, Millbrae, California.





PROPOSED LAND USE  
FOSTER CITY NEIGHBORHOODS TWO AND THREE

LAND USE	Neighborhood Two (acres)	Percent	Neighborhood Three (acres)	Percent
Residential *	125.9	44.5%	136.7	56.5%
single lots (5.5 fam/ac)	( 109.4)	---	( 98.0)	---
town houses (10 fam/ac)	( 10.5)	---	( 14.0)	---
garden apts. (25 fam/ac)	( 6.0)	---	( 24.7)	---
Commercial	4.2	1.5%	3.0	1.2%
Industrial (reserve)	27.5	9.7%	---	---
Public, Semi-Public Bldgs., Churches and Institutions	2.0	0.7%	2.0	0.8%
Public Schools	7.8	2.8%	18.9+	7.8%
Parochial Schools	3.0	1.1%	---	---
Parks and Pedestrian Paths	7.4	2.6%	7.9	3.3%
Streets and Highways	45.7	16.2%	49.5	20.4%
Freeways	27.0	9.6%	---	---
Lagoon and Channels **			11.0	
public	(14.7)	---	(7.6)	---
private	( 3.3)	---	(3.4)	---
Reserve	13.8	4.9%	- ++	---
Other	---	---	13.4	5.5%
TOTAL	282.3 ac.	100.0%	242.4 ac.	100.0%

\* Net residential land exclusive of bounding streets and bounding intersection.

\*\* Private parts of lagoon and channel include parts of residential lots remaining underwater.  
Public lagoon areas include all else.

+ Of which 6.2 acres is for an elementary and 12.7 acres is for a junior high school. (Recently amended to a total of 20.5 acres)

++ Proposed State Park Area.

NOTE: Statistics in parenthesis are subtotals.

Source: Ruth + Krushkhov, planimetered from map at scale 1" = 100 feet.





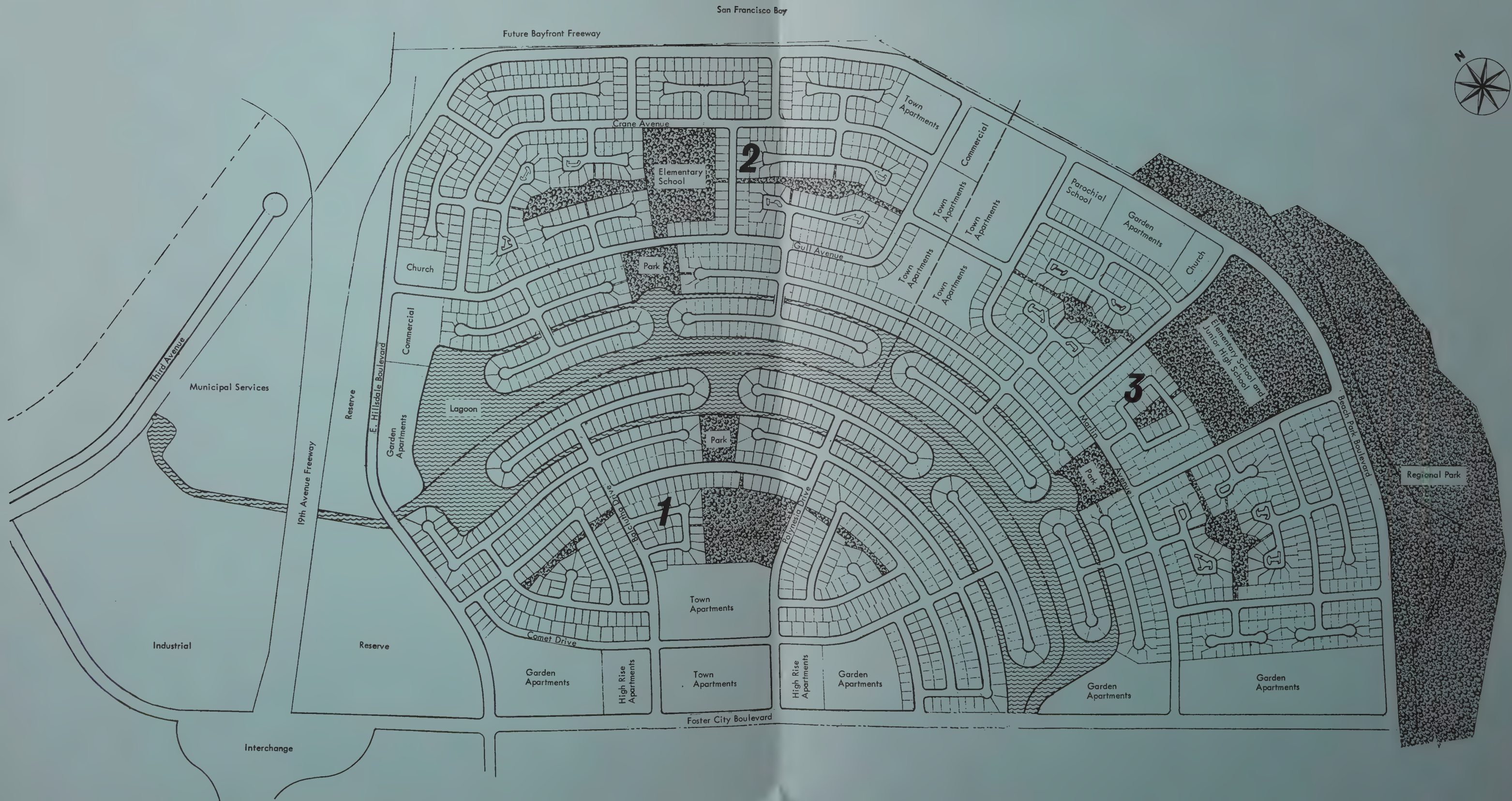


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# FOSTER CITY

## neighborhoods 1, 2 & 3

SCALE: 1" = 400'







## FEATURES OF THE PLANS

The site plans for neighborhoods two and three are shown in the following pages.

Major features of the plan include:

A unified and consistent physical plan for an entire section of Foster City designed with two residential neighborhoods for over 7,800 people.

A variety of 26 "micro-neighborhoods" \* and residential islands providing peaceful and serene atmospheres for groups of approximately 50 houses.

Almost four miles of residential waterfront providing waterfront access and marine living for 240 families.

Attractive traffic-free public greenways and walkways of over a mile in length running along the interior of the neighborhoods, connecting shops, schools, and parks.

A relatively complete set of conveniently located community facilities including one junior high school, two elementary schools, one parochial school, several churches, two four-acre shopping centers, two three-acre neighborhood parks, two 350 foot public beaches on the central lagoon, a 8,700 foot public beach, and a 13.4 acre park on the Bay which is part of an extensive County regional park system.

Spacious landscaped boulevards and arterials for ease and safety of automobile traffic movement, with direct access to the 19th Avenue Freeway, the Bayfront Freeway, and the Bayshore Freeway.

Colorful neighborhood cul-de-sacs with varied shapes and personalities providing interest and micro-neighborhood identity.

Completely installed underground utility systems for water, electricity, sewerage, and telephone systems. Utility systems for public parks and greenways have automatic sprinklers, photoelectrically controlled lights and underground wiring.

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\* See page 8 for a full discussion of this definition.





## DESCRIPTION OF THE PLANS FOR NEIGHBORHOODS TWO AND THREE

### Micro-neighborhood Unit

The most distinctive feature of the Plan is the simplicity of neighborhood design. The basic element of each neighborhood is a cluster of homes centrally served by a bilateral neighborhood cul-de-sac. Each neighborhood cluster, or micro-neighborhood, is about 400 feet by 1,000 feet in size and contains approximately 50 single family lots and approximately 200 people. The micro-neighborhood unit is repeated throughout the plan (with some variation) and is clearly expressed in the small residential island communities that are set in the central lagoon.

The major purpose of each residential cluster is to promote a sense of environmental identity-- a small group of homes with which the resident can readily identify. Each cluster is discernible as a physical unit and perhaps as a social unit. In many instances the micro-unit is completely surrounded by neighborhood streets and is sharply defined; at other times it merges with another cluster. The units are always fairly rectangular (some may be slightly curved) and are never penetrated by a through street.

### Micro-neighborhood Cul - de - Sacs

The micro-neighborhood clusters are served by T-shaped cul-de-sac penetrating to the very heart of the housing group. The cul-de-sacs naturally form the daily activity center of the cluster, and serve to define the residential unit of homes and families. The cul-de-sac immediately connects to a major neighborhood arterial for rapid access and for ease in traffic orientation.

The cul-de-sac rarely exceeds 200 feet in length from the arterial to the base of the "T" junction. From the "T", the cul-de-sac extends into the residential cluster a distance varying from 200 to 600 feet. This penetration gives the houses in the cluster the distinct advantage of privacy and seclusion. This privacy, freedom from through traffic, and absence of street noise represents an outstanding achievement in the design of Foster City's residential environment.

In addition to their functional advantages, the cul-de-sacs have been artfully designed. Many are gracefully curved to present a more attractive street facade and to relieve the monotony of a straight vista. The end loops have been treated uniquely, and are suitable for street furniture, sculpture, or fountains at the turnarounds; others have interesting triangle or square shaped turnarounds presenting interesting visual forms,



spaces, and street patterns. And other cul-de-sacs have built in parking bays integrating small residential commons or squares with one or two-way streets. Each treatment serves to provide a unique character for the cluster, identifying it from the remaining 25 micro-neighborhoods, and providing a personalized residential quality.

### Island Residences

One of the unique concepts in the design of Foster City is represented by a man-made chain of private prestige island residences set in the city's four mile long grand lagoon. The islands, 14 in all, have been artfully detached from the mainland by a 60 foot waterway, and look out over a magnificent 250 foot lagoon channel to the opposite shore. With direct access to the extensive 13 mile waterway system, marine living will be thoroughly integrated into the daily life cycle of the city.

The island residences are a logical outgrowth of the micro-neighborhood concept and offer all of its advantages for modern, prestige living. While offering ultra-private residential living accommodations, the islands and their unique leisure time activities maximize social opportunities and neighborhood identities.

The design concept for the islands in Foster City is a strong commitment to real outdoor living at urban densities. The island actually provide three times as much waterfront area than a simple lagoon system, offering future residents a maximum of waterfront enjoyment. In the design of later neighborhoods, island shapes, land uses, and offshore distances will be varied for even greater interest and variety. One island adjacent to the town center lake, for example, is planned with high density apartment towers -- perhaps with apartment units reaching out and over the channel in part.

The attractiveness of the chain of islands from every vantage point in the city has been thoroughly explored. Aside from interesting changes in island shorelines, an extensive landscaping plan and outdoor lighting scheme have been developed for all the islands and the grand lagoon. And extensive deed restrictions and covenants controlling individual treatment of all lots in the city will encourage tasteful building and landscape design, and prevent unfortunate construction. As a consequence, the entire waterway will enhance the city and each residential lot. The system will be maintained by the Estero Municipal Improvement District.

The insular character of the city will engender a sense of community identity, and with a balanced tax base, Foster City should be capable of self-dependency and self-government.





## THE LAGOON SYSTEM

Foster City's lagoon system is one of the exciting features of the community. The main lagoon (also a multi-purpose ponding basin for storm drainage runoff) is almost 1,000 feet wide, with other smaller channels and waterways having a width of 60 feet.\*

The waterways are ideal for boating and sports, and provide a scenic expansion of open space along the periphery of each neighborhood.

Neighborhoods 2 and 3 are located at the drainage end of the lagoon system where water is pumped back into San Francisco Bay. By this action, all water in the system is continually changed over a seven day period. The headwaters of the lagoon system occur at the Bay inlet located in Neighborhood 7.

Neighborhoods 2 and 3 have the greatest concentration of islands and lagoon facilities in the city. The islands are also longer and larger, averaging eight to 10 acres, compared to the five to eight acre islands in other parts of the lagoon. These neighborhoods have the most water frontage in the entire city.

Public access to the lagoon system from the three neighborhoods occurs at 2 three acre public parks and beaches which occupy prominent and convenient shoreline locations. Facilities for swimming, water skiing, and boat launching will be provided by the Estero Municipal Improvement District for public safety and convenience.

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\* The lagoon will receive storm runoff from the underground storm drainage system serving the city. Final disposal of runoff waters will be accomplished by pumping from the lagoon to San Francisco Bay during periods of adverse tide conditions; by discharge through banks of tide gates during periods of favorable tide conditions; or by a combination of both methods during average tidal cycles. The system will be designed to function under the adverse and infrequent condition of coincidental storm and prolonged high tidal block lasting as long as 18 hours. A two foot storage reserve in the lagoon will allow the system to operate under extremely adverse conditions up to 24 hours.





## HOUSING AND RESIDENTIAL AREAS

Foster City Neighborhoods 2 and 3 are planned residential communities with a moderate variety of housing types and densities. The neighborhoods contain approximately 2,500 housing units; of these, 68% are single family and 32% are higher density apartment units. This is slightly over the planned citywide average of 60%-40% distribution.

This housing mix will be a substantial benefit in terms of neighborhood variety and interest. Every effort has been made to vary housing types, architectural style, orientation, and siting by (1) selectively allocating groups of lots to different builders, (2) pre-subdividing both neighborhoods with different lot configurations, (3) varying the price of lots, (4) providing considerable changes in water and land surroundings, (5) establishing development by deed restrictions and private covenants; and (6) subjecting each project to the review of a design committee responsible for upholding Foster City design objectives.

It is anticipated that the above considerations will induce a tasteful variety in residential character and in the building of attached, atrium, 2-story, row and town house single family dwellings. Small groups of high density apartment areas will also help achieve a reasonable degree of a visual and functional housing mix.

The net residential density for the two neighborhoods is 9.3 housing units per acre. The neighborhood density (which includes all non-residential land) is 4.7 housing units per acre, compared with the overall density of 4.0 housing units per acre, planned for the entire city. At these densities, the neighborhoods will be quite urban in character, considering their compactness and the absence of unused land.

There are approximately 1,400 single family lots in the two neighborhoods, with an average lot size of 6,250 square feet (approximately 60 feet by 100 feet). This is considerably larger than the County's 5,000 square foot minimum lot size, and offers considerable opportunity for interesting and functional residential site plans.

The values of residential construction in these neighborhoods is expected to range from a minimum of \$19,000 for standard lots and houses on interior streets, to over \$35,000 in prestige areas on premium waterfront sites. This refers to the price of both the house and the lot.

Lot values alone range from \$5,000 to 11,500, with a medium lot being expected to sell at \$5,200. The building lots in these neighborhoods are valued in seven classes with a fundamental distinction occurring between mainland and island lots.



Mainland lots vary according to size and proximity to parks, greenways, small water channels and cul-de-sac locations. Island lots have several variations depending mainly on the size of water channel on which the lot fronts, and larger corner lots at the locations on island cul-de-sacs.

In Neighborhoods 2 and 3, 240 single family lots front on and have direct access to the extensive channel and lagoon system which structures the form of the neighborhoods and the city.





HOUSING UNITS, DENSITY, AND LOT SIZE  
NEIGHBORHOODS TWO AND THREE AND FOSTER CITY

SINGLE FAMILY	Foster City *	Neighborhoods Two and Three	Neighborhood Two **	Neighborhood Three +
<u>Detached</u>				
Housing Units	5,000	1,440	751	689
Net Acres	776 ++	207.4	109.4	98
Net Res. Density +	6.4	6.9	6.9	7.0
Av. Lot Size	6,750	6,250	6,350	6,200
<u>Attached</u>				
Town Houses ++	2,600	234	105	129
Net Acres +	260	23.4	10.5	12.9
Net Res. Density +	10	10	10	10
MULTI - FAMILY				
<u>Garden Apts.</u>				
Housing Units	2,000	782	150	632
Net Acres	80	31.7	6	25.7
Net Res. Density +	25	25	25	25
RESIDENTIAL TOTAL				
Units	---	2,456	1,006	1,450
Area	---	262.5	125.9	136.6
Density	---	9.3	8.0	10.1
NEIGHBORHOOD TOTAL				
Area	---	524.7	282.3	242.4
Density	---	4.7	3.5	6.0

\* Computed from "Foster City: San Mateo, California; Preliminary General Plan Report," Wilsey, Ham & Blair, March 23, 1962, Table 1, Table 3, and Table 5.

\*\* Measured from site plan at scale 1" = 100 ft., December 17, 1962, prepared by Ruth + Krushkhov.

+ Measured from site plan at scale 1" = 100 ft., January 10, 1962, prepared by Ruth + Krushkhov.

++ Includes both owner occupied and rental units.

+ Total H. U's divided by net land in residential use.

++ Adjusted from gross figure of 971 acres, assuming 20% in streets



## GREENWAYS, PARKS AND OPEN SPACE

Another significant feature of the plan is the open space, pedestrian walkways and common "green" that are integrated within the total design. These features introduce an informal quality into the neighborhood and serve many social and recreational needs for all segments of the population.

The plan includes a winding pedestrian interlinkage over a mile in length, changing in width from 15 feet (at pedestrian entrances) to over 200 feet (at common greens at the backs of residential lots). Several smaller footpaths branch off from the main greenway and lead to schools, parks and the central lagoon. These changing shapes provide an interesting visual landscape for the pedestrian -- offering openness, spontaneity of design, and freedom of movement. These areas also serve as informal playgrounds that are conveniently located within a few feet of many residences. An important functional feature of the greenway system is to provide a pleasant and safe route for children walking home from school. An elementary school is centrally located in each neighborhood, and the greenway system radiates centrally from the school to other parts of the neighborhood.

The greenways will be landscaped and artfully enhanced by seating places, outdoor furniture, sculpture, unified areas and pedestrian courts. The outdoor lighting system will have underground wiring and photo-electrically controlled lights. Automatic sprinklers will facilitate easy maintenance.

The greenway areas are completely public, and are provided with almost 30 access points from public streets. Easements guaranteeing unrestricted use of the greenways are held in common by all residents of Foster City. The greenways will be owned and administered by the Estero Municipal Improvement District.

The greenway system expands into two 3-acre public parks (with sandy beaches) located on the central lagoon between islands one and three, and five and seven. These parks can be used jointly by adults in the area and by children attending the adjacent elementary and junior high schools. The parks have prominent settings with excellent access to the central lagoon and the greenway system. This will ensure frequent use, easy maintenance, and safety. The entire park system is maintained by the Estero Municipal Improvement District, which will administer the facilities with a high level of service and quality. Much of this investment in parks and open space will be rewarded in the enhancement and maintenance of neighborhood property values.





## SCHOOLS AND CHURCHES

A central factor in the design of both neighborhoods has been the educational facilities required by the expected population. School requirements, sizes and locations have been estimated for the entire city in cooperation with the San Mateo Elementary School and San Mateo Union High School Districts after boundary reorganization (with the Belmont Elementary School and Sequoia Union High School Districts ) had been effected.

In neighborhoods two and three, one elementary school site and one joint elementary-junior high school site have been incorporated into the basic design. Each facility is centrally located, is directly accessible from the area's major greenbelt, and is on a central collector street. Each neighborhood is served by an elementary school, and both areas (as well as neighborhoods 1 and 4) are served by the junior high school located in neighborhood 3. School enrollments and site acreages are based on the following table, derived in conjunction with the School District.

One senior high school serves the entire city, and 215 students from neighborhoods two and three will attend this facility which will be located near the town center. In the neighborhood plans, a 7 acre elementary school site, Neighborhood 2, and one 21 acre combined elementary-junior high school site in Neighborhood Three will provide sufficient space for needed public schools. Elementary schools are planned for an enrollment of 500 to 700 children and junior high schools for approximately 1,000 students.

The distribution of all proposed church and parochial school sites has been made coincident with the development of residential neighborhoods and individual church building programs. Provision has been made for two church sites and one church-parochial school in the neighborhoods. These allocations have been based on a study of the city-wide church needs of the population.\*

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\* See Church and Parochial School Sites in the Foster City General Plan, Ruth + Krushkhov, (Burlingame, California, 1962)



FOSTER CITY  
PUBLIC SCHOOL ENROLLMENTS  
FOR NEIGHBORHOODS 2 and 3

Neighborhood	Estimated Population (a)	<u>Public School</u>		Type of School	Required Site Size (b)	Final or Estimated Final Agreed Site Size	Adjacent Neighborhood Park
		K-6 Estimated Enrollment (14.5% of pop.)	7-8 Estimated Enrollment (3.8% of pop.)				
2	3624	525	138	K-6	7	7	3.1
3	4646	674	177	K-6/7-8 Combined	21	21	2.9

- a. Population estimated on the following bases as suggested by Ruth + Krushkhov, 6-21-63:  
Single Family Housing Units - 3.81 persons per family.  
Multi Family Housing Units - 2.42 persons per family.

b. Site Sizes:

- (1) Minimum size for K-6 to be 6 acres plus one acre for each 100 additional, or fraction thereof, pupils over 500.
- (2) Minimum size for 7-8 to be 11 acres plus one acre for each 100 additional, or fraction thereof, pupils over 500.
- (3) Minimum size for a combination K-6/7-8 school to be 18 acres; other size requirements to be the sum of the appropriate factors in (1) and (2).

Source: Prepared by Ruth + Krushkhov in conjunction with the San Mateo City School District.





## CIRCULATION

The circulation system for the two neighborhoods is an integral part of the total design. The system has essentially three components: arterial streets circumscribing the neighborhoods; major residential collector streets; and interior residential streets and cul-de-sacs. By design, these facilities provide simple and efficient access while also visually defining the different parts of the area.

Major access to the neighborhood complex comes directly from the 19th Avenue Freeway (and also from Bayshore Freeway) by means of Foster City Boulevard and Beach Park Boulevard. These facilities are relatively high speed arteries designed to move automobiles from the freeways to the periphery of the neighborhood area. Having fully planted median strips, they will enhance the attractiveness of the environment and make driving through the city a satisfying aesthetic experience.

Major residential collectors penetrate each of the neighborhoods in a fairly direct manner. In neighborhood one, two collectors fan out from Foster City Boulevard and terminate at the grand lagoon, while a cross-neighborhood collector runs from East Hillsdale Boulevard to the lagoon area.

In Neighborhoods 1, 2 and 3, two "L" shaped collectors start at the end of each neighborhood and loop through the central area past the single large high density area into Beach Park Boulevard. The directness of the arterial system allows access to each neighborhood sub-area while not disturbing the integrity of micro-neighborhoods and pedestrian green-ways.

The neighborhood street system consists of smaller residential streets and "T" cul-de-sacs that discourage through traffic flow. The neighborhood street system is intimately related to the micro-neighborhood design.

The cul-de-sacs is a major design theme in the site planning of the neighborhoods. The "cul" provides the final road link in connecting each house with the exterior transportation system. It is a turnaround that protects each micro-neighborhood from the hazards and inconveniences of through traffic movement and provides a good deal of privacy and seclusion. Each has a unique turnaround with sculpture and landscaping, designed to give the resident a sense of personal identity.

A variation of the "cul" is found in the one-way divided residential island cul-de-sacs with built in parking bays. These offer another degree of variation and interest in residential living areas by creating added privacy, as well as the uniqueness of an interesting narrow vehicle turnaround. These divided island "culs" have a single lane of one-way traffic with a turnaround radius of 80 to 120 feet.



## URBAN DESIGN

Foster City is one of the few cities in the Western Region and the United States that has resulted from a total design program. Every effort has been devoted to creating a comprehensive plan tailored to fit the tastes and demands of a wide cross-section of the Bay Area's constantly increasing population. In this process, an outstanding team of design consultants have collaborated to create the utmost in variety, richness and taste in the environment.

The basic natural feature of Foster City, its "island character", has been the dominant design theme in the Plan. The flat terrain of the area has been transformed into a new community possessing exciting marine views, privacy, and physical containment. This stands in sharp contrast to many other cities in the Bay Area with their intermixed boundaries, undifferentiated sprawl, and indifference to the inherent beauty of the environment.

A city is the result of thousands of individual decisions and investments. In Foster City, since much of the city's planning, rate of growth, and ultimate size has been carefully controlled -- a significant effort was made to maximize the beauty of individual houses and neighborhood units. In this program, every attempt is being made to offer the builder and his architect maximum freedom of design in keeping with good taste and community character. The beautification and attractiveness of individual lots, clusters of homes, city blocks, neighborhoods, and groups of neighborhoods is a continuing responsibility of the owner, planner, builder, engineer, architect, private investor, lending agency, and the homebuyer.

The prevention of mediocrity and ugliness in Foster City is the responsibility of all these groups. With the present-day advancement of modern building techniques and the widespread knowledge of art and product design, one tasteless building or misused site in Foster City would be a significant failure in achieving a modern beautiful community.

Various methods have been employed to assure the development of an attractive cityscape. In terms of civic architecture, modern public buildings for the city's administrative functions will be executed; the lagoon shoreline has been treated with contemporary lighting and landscaping; all major arterials have verdant median strips and sculptured street lighting fixtures; all power and utility lines (distribution) have been buried underground; the design of totally new fire hydrants was commissioned; and power substations will be produced in the form of small modern transformers that combine beauty with public function by also serving as bases for street light poles and as municipal trash receptacles.

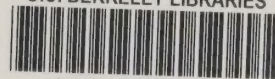




In addition, a Foster City Design Board has been established to review all housing and building plans to see that the quality of design is of the highest possible order. This task will be lightened by the comprehensive design statement to guide builders, by enforceable deed restrictions and private covenants, by the use of variable buildings setbacks and with neighborhood landscaping plans. Such total design efforts as these cited above will significantly contribute to the overall success of the city and provide a more gracious place to live , raise a family and work .



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